Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/62 Highett Road, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,300,000 & $1,390,000

Median sale price

Median price $1,635,000 Property Type Townhouse Suburb Hampton

Period - From 13/08/2023 to 12/08/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	21a Highbury Av HAMPTON EAST 3188	$1,345,000	24/05/2024
2	2/469 Bluff Rd HAMPTON 3188	$1,270,000	23/05/2024
3	3/274 Bluff Rd SANDRINGHAM 3191	$1,380,000	13/04/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 13/08/2024 12:25

2/62 Highett Road, Hampton Vic 3188



3 2 2

Rooms: 6
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,300,000 - $1,390,000
Median Townhouse Price
13/08/2023 - 12/08/2024: $1,635,000

Comparable Properties



21a Highbury Av HAMPTON EAST 3188 (REI/VG)

3 2 2

Price: $1,345,000
Method: Sold Before Auction
Date: 24/05/2024
Property Type: Townhouse (Res)

Agent Comments



2/469 Bluff Rd HAMPTON 3188 (REI/VG)

3 2 2

Price: $1,270,000
Method: Private Sale
Date: 23/05/2024
Property Type: Townhouse (Single)
Land Size: 246 sqm approx

Agent Comments



3/274 Bluff Rd SANDRINGHAM 3191 (REI/VG)

3 3 2

Price: $1,380,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

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